

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **NOVEMBER 22, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 A.M. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Anthony Ghioffi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

PUBLIC HEARING

ITEM 1: 526 San Benito Avenue

Architecture and Site Application S-06-030

Requesting approval to demolish an existing residence and to construct a new single family residence on property zoned R-1D. APN 410-15-057.

PROPERTY OWNER: Stephen Emami

APPLICANT: Anthony Ho

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - 1) Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - 2) Make the findings, as required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence; and
 - 3) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - 4) Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received November 17, 2005.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Joel Paulson, Associate Planner

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